

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Newport Shores / Kennydale / 63  
**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: 190

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$243,500	\$257,500	\$501,000	\$556,200	90.1%	11.26%
<b>2005 Value</b>	\$269,700	\$279,300	\$549,000	\$556,200	98.7%	10.65%
<b>Change</b>	+\$26,200	+\$21,800	+\$48,000		+8.6%	-0.61%
<b>% Change</b>	+10.8%	+8.5%	+9.6%		+9.5%	-5.42%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.61% and -5.42% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2004 Value</b>	\$315,800	\$252,000	\$567,800
<b>2005 Value</b>	\$355,500	\$280,500	\$636,000
<b>Percent Change</b>	+12.6%	+11.3%	+12.0%

Number of one to three unit residences in the Population: 1373

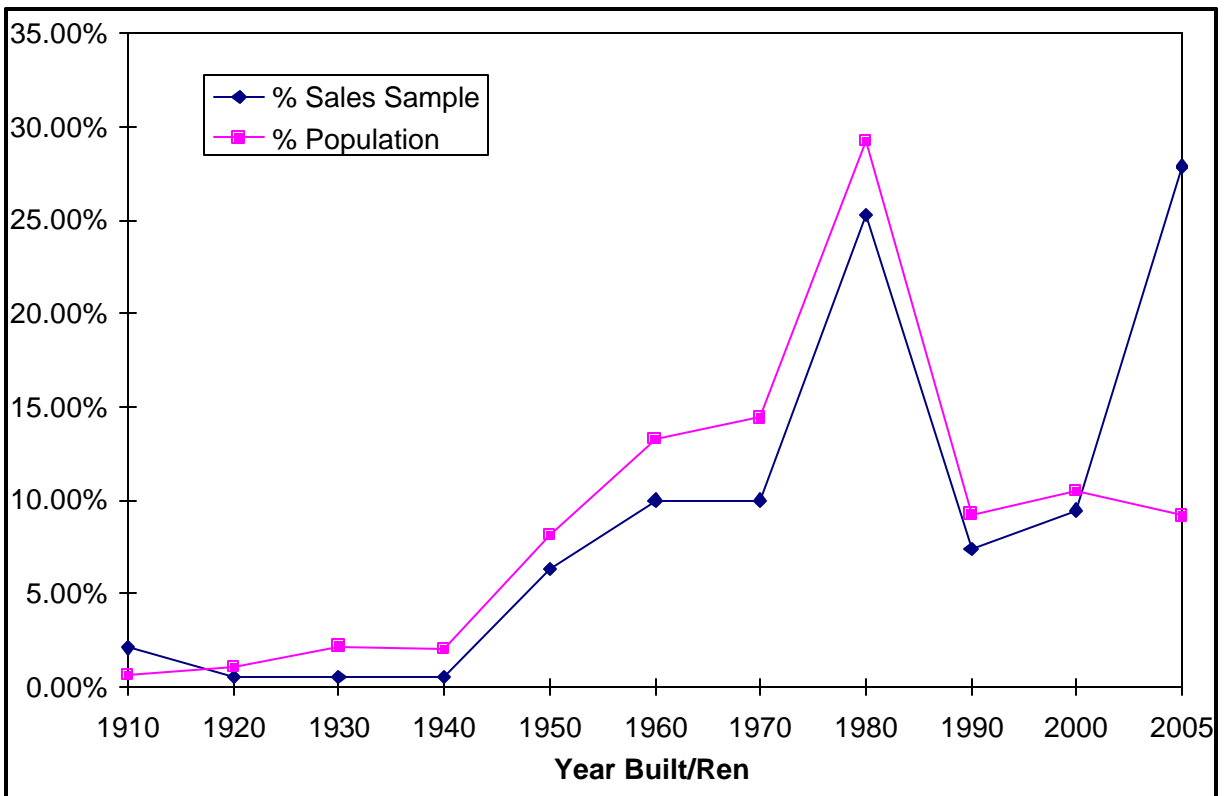
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, waterfront homes were at a lower average ratio (assessed value/sale price) than the rest of the area; these properties will be adjusted upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

## ***Sales Sample Representation of Population - Year Built / Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	4	2.11%
1920	1	0.53%
1930	1	0.53%
1940	1	0.53%
1950	12	6.32%
1960	19	10.00%
1970	19	10.00%
1980	48	25.26%
1990	14	7.37%
2000	18	9.47%
2005	53	27.89%
	190	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	9	0.66%
1920	15	1.09%
1930	30	2.18%
1940	28	2.04%
1950	112	8.16%
1960	182	13.26%
1970	198	14.42%
1980	402	29.28%
1990	127	9.25%
2000	144	10.49%
2005	126	9.18%
	1373	

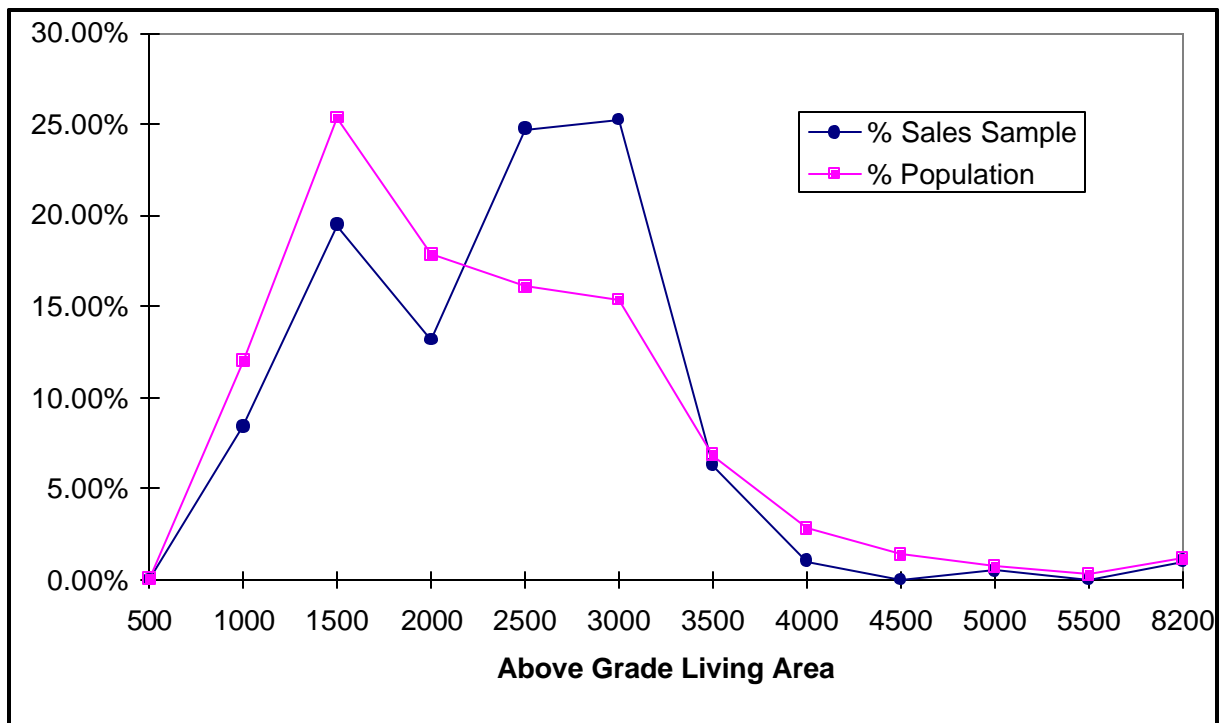


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	8.42%
1500	37	19.47%
2000	25	13.16%
2500	47	24.74%
3000	48	25.26%
3500	12	6.32%
4000	2	1.05%
4500	0	0.00%
5000	1	0.53%
5500	0	0.00%
8200	2	1.05%
	190	

<b>Population</b>		
AGLA	Frequency	% Population
500	1	0.07%
1000	165	12.02%
1500	348	25.35%
2000	245	17.84%
2500	221	16.10%
3000	211	15.37%
3500	94	6.85%
4000	39	2.84%
4500	19	1.38%
5000	10	0.73%
5500	4	0.29%
8200	16	1.17%
	1373	

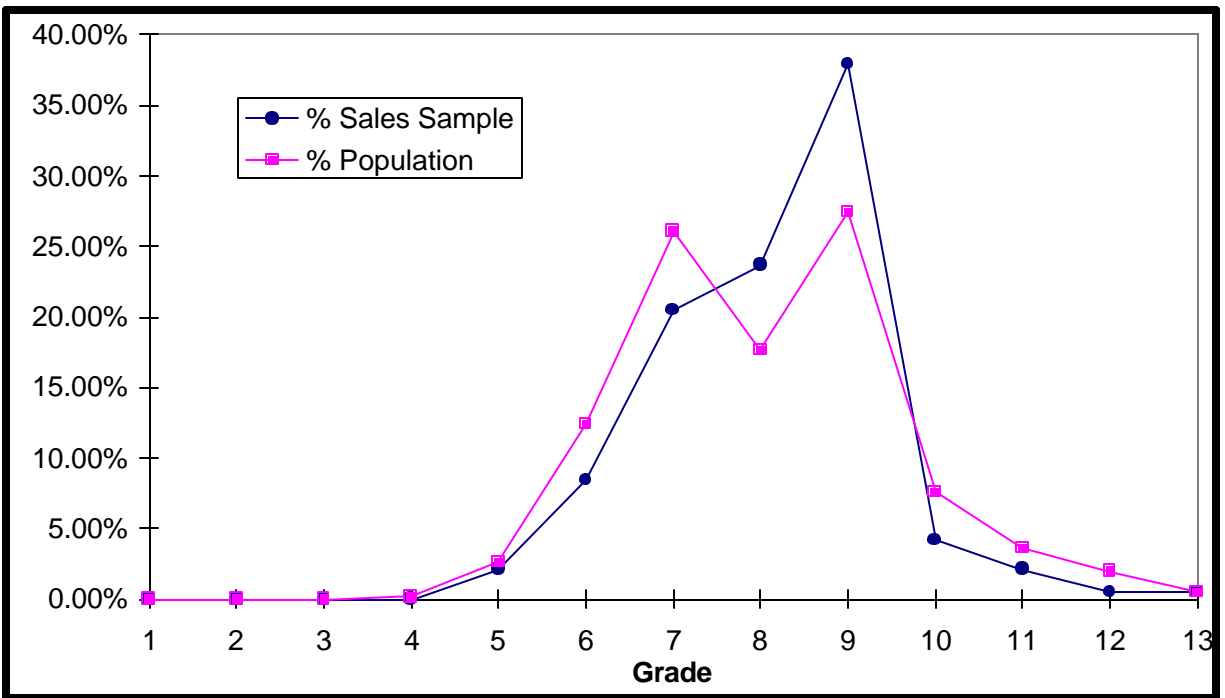


The sales sample frequency distribution follows the population distribution fairly close except in the 2500 to 3000 square foot range in regard with regard to Above Grade Living Area. This is a size range more typical of new homes that sell shortly after completion. This distribution is adequate for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

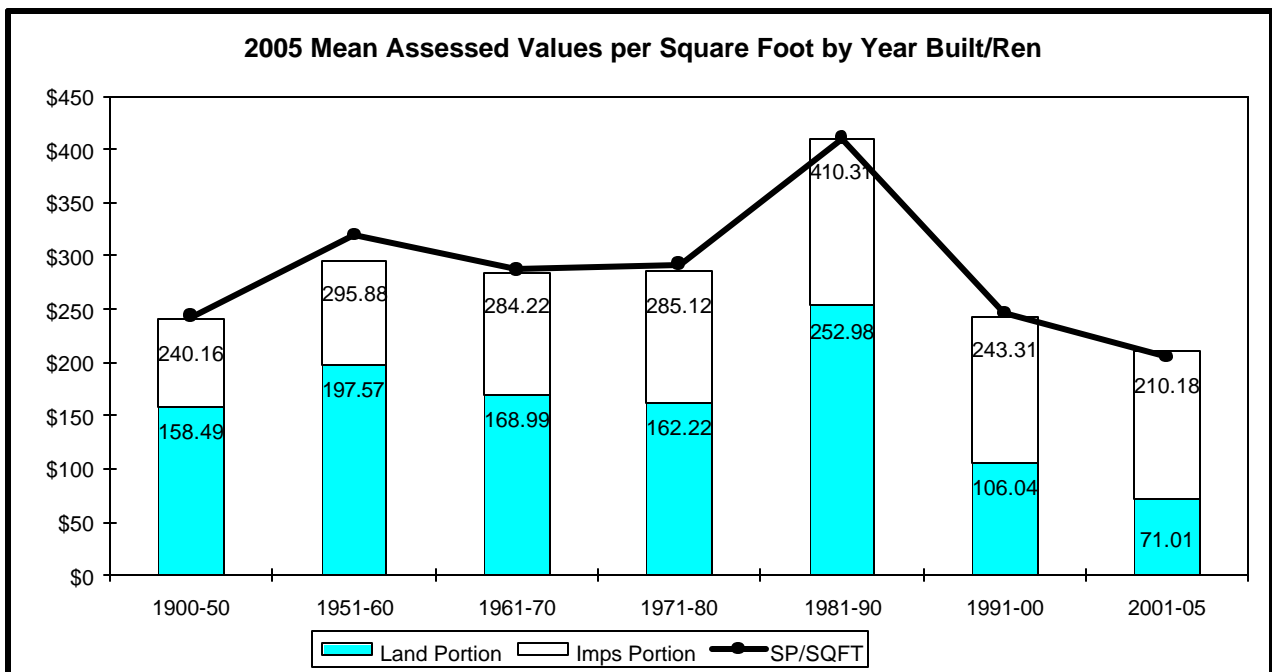
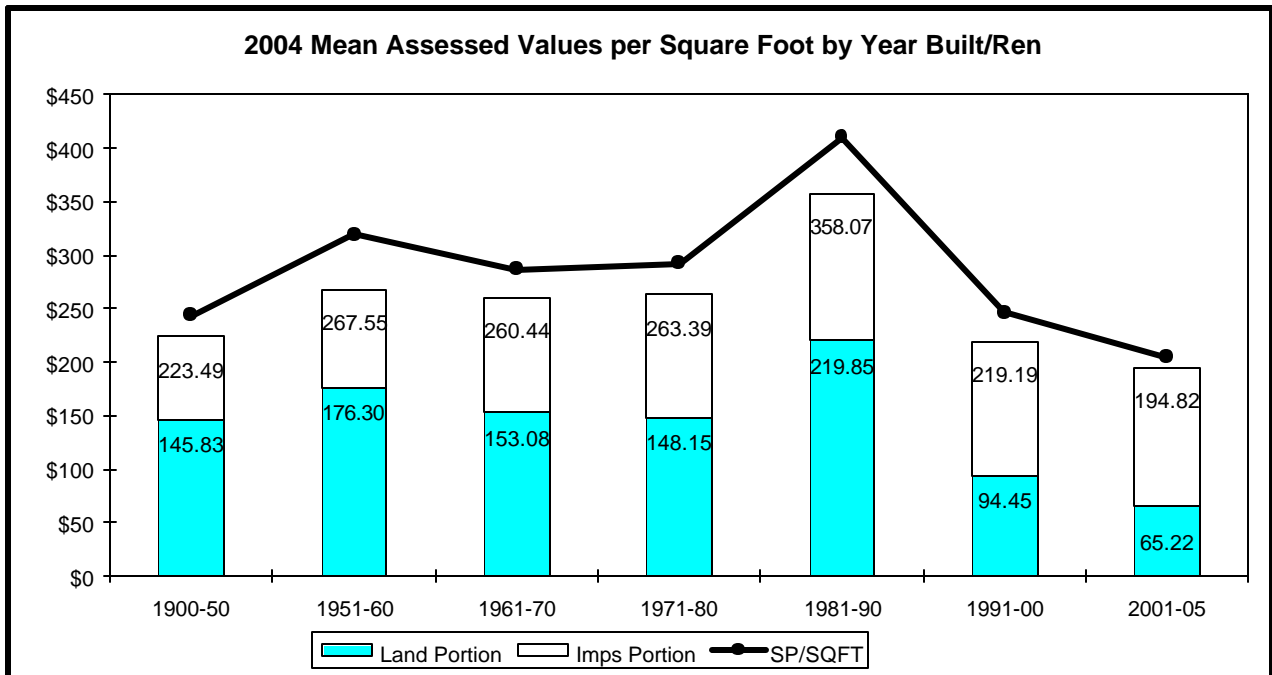
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	2.11%
6	16	8.42%
7	39	20.53%
8	45	23.68%
9	72	37.89%
10	8	4.21%
11	4	2.11%
12	1	0.53%
13	1	0.53%
	190	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.15%
5	36	2.62%
6	170	12.38%
7	358	26.07%
8	242	17.63%
9	377	27.46%
10	104	7.57%
11	50	3.64%
12	27	1.97%
13	7	0.51%
	1373	



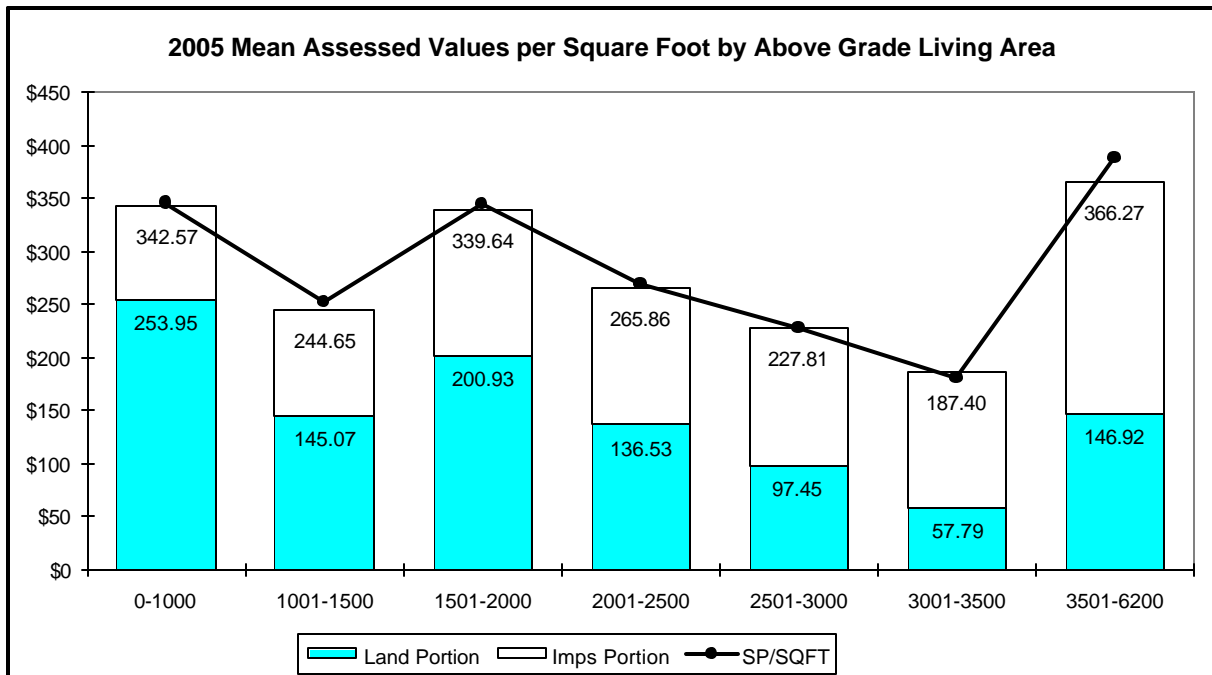
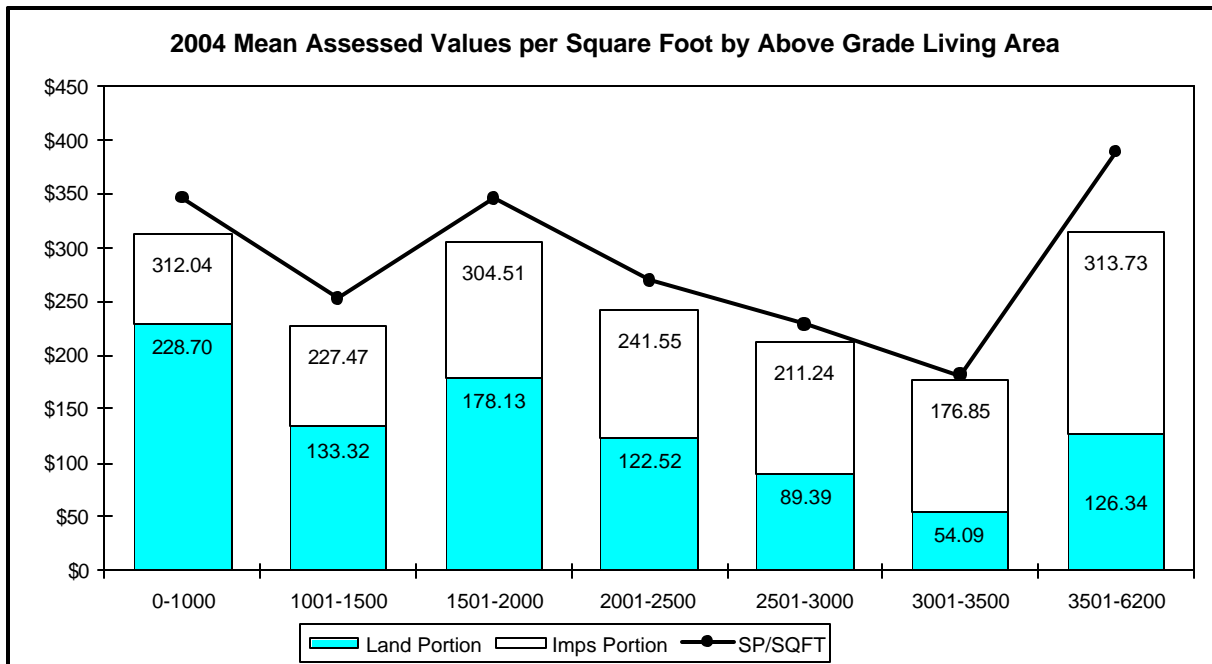
The sales sample frequency distribution follows the population distribution fairly close with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2004 and 2005 Per Square Foot Values By Year Built / Renovated



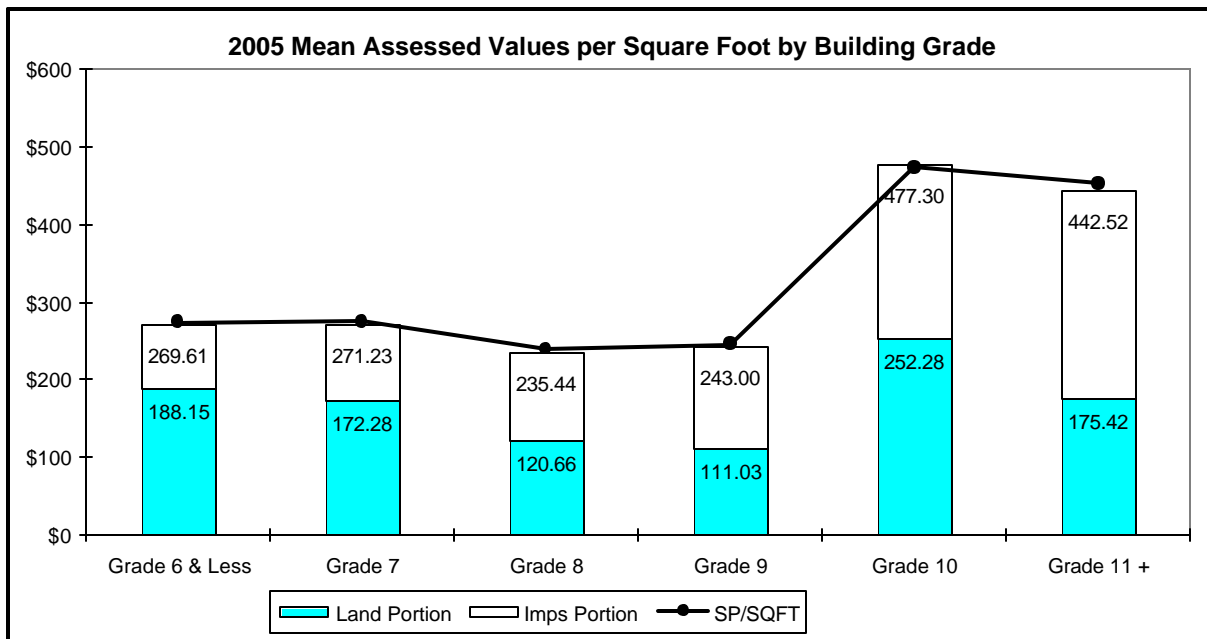
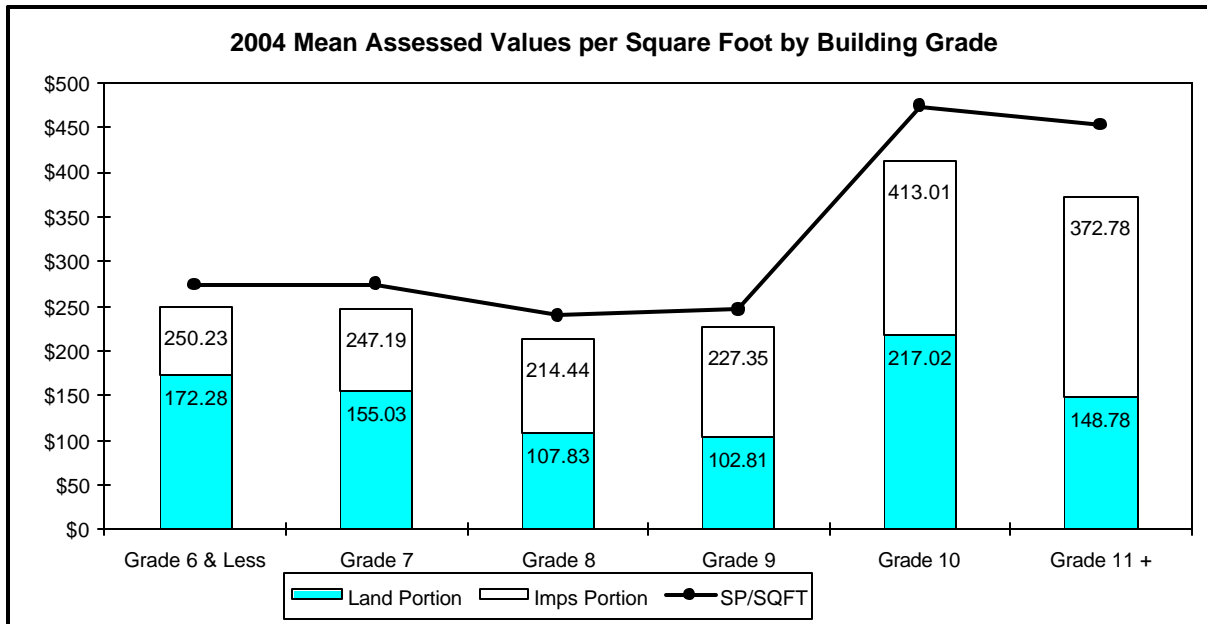
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2004 and 2005 Per Square Foot Values By Above Grade Living Area



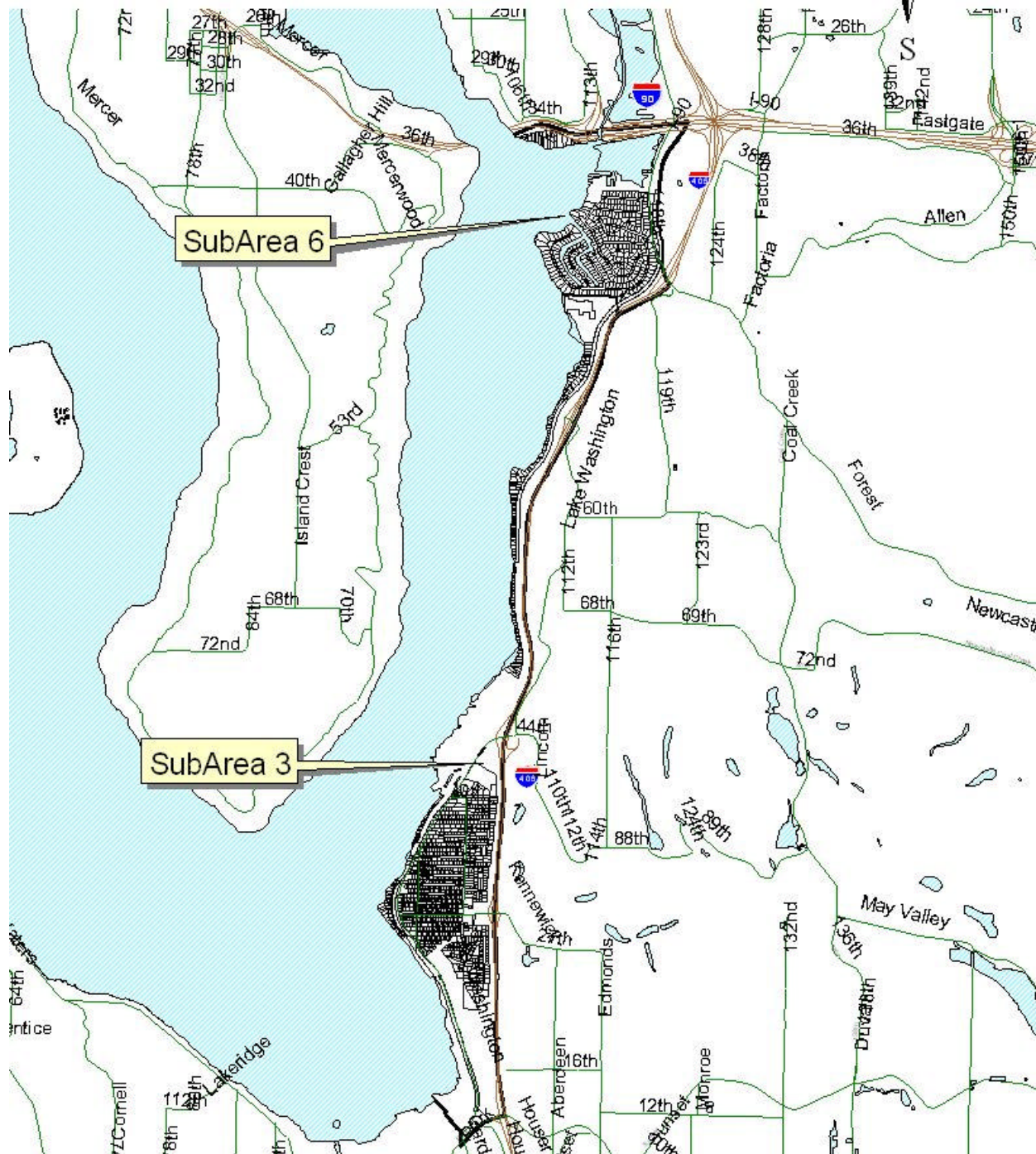
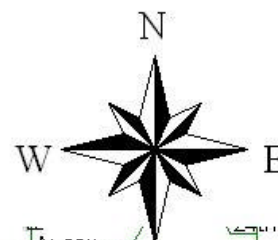
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The AGLA in the 3501 to 6200 range still indicates an improved but slightly low assessment level this is due to a low representation of only 5 sales. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2004 and 2005 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 63





# Annual Update Process

## ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land update***

Based on the 2 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 12.6% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

For Non-Waterfront 2005 Land Value = 2004 Land Value x 1.07, with the result rounded down to the next \$1,000.

For Waterfront 2005 Land Value = 2004 Land value x 1.18, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 190 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, waterfront homes were at a lower average ratio (assessed value/sale price) than the rest of the area; these properties will be adjusted upward more than others.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / .94285 -.1006396\*If Waterfront

The resulting total value is rounded down to the next \$1,000, *then*:

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a Waterfront parcel, the Overall % Change indicated by the sales sample in the ratio confidence Intervals is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.187%)  
\*If multiple houses exist on a Non-Waterfront parcel, the Overall % Change indicated by the sales sample in the ratio confidence Intervals is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.059%)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value \* 1.085%).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land will be valued using the overall basic adjustment indicated by the sale sample

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2005 Total Value = 2005 Land Value + Previous Improvement Value \* 1.085%, with results rounded down to the next \$1,000

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

# Area 63 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.06%

Waterfront	Yes
% Adjustment	12.67%

**Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a waterfront parcel would *approximately* receive a 18.73% upward adjustment (6.06% + 12.67%).

Generally, waterfront parcels were at a much lower assessment level than other parcels. This model corrects for these strata differences.

78% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 63 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6 & Below	20	0.915	0.983	7.4%	0.930	1.036
7	39	0.903	0.995	10.1%	0.957	1.033
8	45	0.906	0.990	9.3%	0.960	1.020
9	72	0.928	0.990	6.7%	0.967	1.013
10	8	0.868	0.998	14.9%	0.883	1.112
11 & Above	6	0.803	0.953	18.7%	0.805	1.100
Year Built/Ren Ranges	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1940	7	0.897	0.991	10.4%	0.886	1.096
1941-1950	12	0.924	0.978	5.9%	0.914	1.041
1951-1960	19	0.823	0.912	10.9%	0.867	0.957
1961-1970	19	0.909	0.996	9.6%	0.943	1.050
1971-1980	48	0.902	0.973	7.8%	0.942	1.003
1981-1990	14	0.878	1.010	15.0%	0.934	1.087
1991-2000	18	0.861	0.970	12.6%	0.901	1.039
>2000	53	0.942	1.019	8.1%	0.995	1.042
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	1	0.783	0.929	18.7%	NA	NA
Average	101	0.908	1.002	10.3%	0.981	1.023
Good	60	0.884	0.958	8.4%	0.931	0.985
VeryGood	28	0.911	0.986	8.2%	0.947	1.025
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	84	0.906	0.981	8.3%	0.959	1.003
1.5	7	0.936	1.025	9.5%	0.869	1.182
2	98	0.898	0.989	10.2%	0.968	1.010
3	1	0.805	0.955	18.7%	NA	NA

## Area 63 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
550-1200	31	0.903	0.982	8.7%	0.943	1.021
1201-2000	47	0.889	0.979	10.1%	0.946	1.012
2001-2500	47	0.899	0.989	9.9%	0.958	1.019
2501-3500	60	0.936	1.006	7.5%	0.980	1.033
3501-6200	5	0.792	0.929	17.3%	0.750	1.108
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	114	0.933	0.988	5.9%	0.970	1.006
Y	76	0.872	0.986	13.1%	0.959	1.013
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	162	0.935	0.990	5.9%	0.974	1.006
Y	28	0.825	0.979	18.7%	0.929	1.030
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	153	0.906	0.996	9.9%	0.979	1.013
6	37	0.887	0.963	8.6%	0.930	0.997
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2800-5000	20	0.866	1.005	16.1%	0.949	1.061
5001-8000	90	0.928	1.002	8.0%	0.981	1.024
8001-12000	33	0.895	0.961	7.4%	0.922	0.999
12001-16000	26	0.923	1.005	8.8%	0.960	1.049
16001-20000	16	0.833	0.930	11.6%	0.892	0.968
20001-43559	5	0.919	0.974	6.0%	0.811	1.137

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2004	Date of Report: 5/11/2005	Sales Dates: 1/2003 - 12/2004														
Area Newport Shores / Kennydale	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No														
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60</td><td>4</td></tr><tr><td>0.70</td><td>17</td></tr><tr><td>0.80</td><td>58</td></tr><tr><td>0.90</td><td>57</td></tr><tr><td>1.00</td><td>46</td></tr><tr><td>1.10</td><td>8</td></tr></tbody></table>		Ratio	Frequency	0.60	4	0.70	17	0.80	58	0.90	57	1.00	46	1.10	8
Ratio	Frequency																
0.60	4																
0.70	17																
0.80	58																
0.90	57																
1.00	46																
1.10	8																
Sample size (n)	190																
Mean Assessed Value	501,000																
Mean Sales Price	556,200																
Standard Deviation AV	286,486																
Standard Deviation SP	365,035																
ASSESSMENT LEVEL																	
Arithmetic Mean Ratio	0.928																
Median Ratio	0.919																
Weighted Mean Ratio	0.901																
UNIFORMITY																	
Lowest ratio	0.666																
Highest ratio:	1.153																
Coefficient of Dispersion	9.43%																
Standard Deviation	0.104																
Coefficient of Variation	11.26%																
Price Related Differential (PRD)	1.030																
RELIABILITY																	
95% Confidence: Median																	
Lower limit	0.903																
Upper limit	0.948																
95% Confidence: Mean																	
Lower limit	0.913																
Upper limit	0.943																
SAMPLE SIZE EVALUATION																	
N (population size)	1373																
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.104																
Recommended minimum:	17																
Actual sample size:	190																
Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	101																
# ratios above mean:	89																
z:	0.871																
Conclusion:	Normal*																
*i.e. no evidence of non-normality																	

COMMENTS:

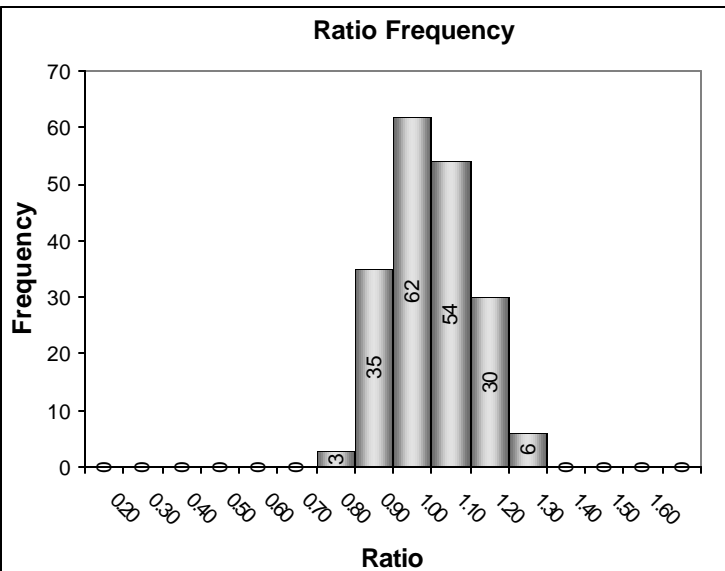
1 to 3 Unit Residences throughout area 63

### COMMENTS:

1 to 3 Unit Residences throughout area 63

# Annual Update Ratio Study Report (After)

## 2005 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2005	Date of Report: 5/11/2005	Sales Dates: 1/2003 - 12/2004
Area Newport Shores / Kennydale	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		<div>Ratio Frequency</div>  <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.10. The y-axis is labeled 'Frequency' and ranges from 0 to 70 in increments of 10. The bars represent the following frequencies: 0.70-0.80: 3, 0.80-0.90: 35, 0.90-1.00: 62, 1.00-1.10: 54, 1.10-1.20: 30, 1.20-1.30: 9. All other ratio bins have a frequency of 0.</p>	
Sample size (n)	190		
Mean Assessed Value	549,000		
Mean Sales Price	556,200		
Standard Deviation AV	343.953		
Standard Deviation SP	365.035		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.988		
Weighted Mean Ratio	0.987		
UNIFORMITY			
Lowest ratio	0.791		
Highest ratio:	1.271		
Coefficient of Dispersion	8.97%		
Standard Deviation	0.106		
Coefficient of Variation	10.65%		
Price Related Differential (PRD)	1.012		
RELIABILITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 63</div> <div>Both assessment level and uniformity have been improved by application of the recommended values.</div>	
95% Confidence: Median			
Lower limit	0.970		
Upper limit	1.020		
95% Confidence: Mean			
Lower limit	0.984		
Upper limit	1.014		
SAMPLE SIZE EVALUATION			
N (population size)	1373		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.106		
Recommended minimum:	18		
Actual sample size:	190		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	100		
# ratios above mean:	90		
z:	0.725		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.



**Improved Sales Used in this Annual Update Analysis**  
**Area 63**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334210	0935	3/11/04	\$162,500	570	0	5	1953	4	5100	N	N	1012 N 28TH PL
003	334210	1520	12/8/03	\$160,000	880	0	5	1910	3	5100	N	N	909 N 32ND ST
003	334210	0925	7/11/03	\$162,000	920	0	5	1942	3	5100	N	N	1020 N 28TH PL
003	334210	2220	10/22/04	\$180,000	1410	0	5	1933	3	5100	N	N	1004 N 33RD ST
003	334330	2290	7/7/04	\$745,000	770	0	6	1951	2	4400	Y	Y	6431 RIPLEY LN SE
003	334210	1920	8/27/03	\$208,000	800	0	6	1943	4	5400	N	N	1116 N 32ND ST
003	334210	2290	10/20/03	\$216,000	820	0	6	1959	4	5400	N	N	1007 N 34TH ST
003	334210	0530	6/1/04	\$327,000	820	0	6	1990	3	5100	Y	N	2815 BURNETT AV N
003	334210	1085	5/28/03	\$193,000	850	0	6	1949	3	5400	N	N	1209 N 30TH ST
003	334210	0355	3/23/04	\$205,000	860	0	6	1985	4	5100	Y	N	805 N 31ST ST
003	229650	0065	9/30/04	\$193,000	860	0	6	1906	5	10472	N	N	2422 MEADOW AV N
003	334210	2095	5/19/03	\$253,000	870	870	6	1949	5	5100	N	N	1121 N 33RD PL
003	334210	0126	1/27/03	\$175,000	960	0	6	1971	4	5100	N	N	3301 BURNETT AV N
003	334210	2630	3/9/04	\$250,000	1010	0	6	1971	4	5100	N	N	1213 N 35TH ST
003	334210	1444	9/10/04	\$277,000	1070	0	6	1949	4	8100	N	N	1024 N 30TH ST
003	334210	0920	8/25/04	\$244,000	1220	0	6	1977	4	5100	N	N	1026 N 28TH PL
003	334210	3150	5/5/04	\$315,000	1260	0	6	1949	3	20163	N	N	3515 MEADOW AV N
003	334210	0805	3/17/04	\$215,000	1270	0	6	1977	4	5100	N	N	1021 N 29TH ST
003	334210	1693	11/19/03	\$275,000	1420	0	6	1949	4	7650	N	N	1036 N 31ST ST
003	334330	2360	9/29/04	\$767,500	750	750	7	1990	3	2870	Y	Y	6607 RIPLEY LN SE
003	334270	0620	5/21/03	\$189,950	860	0	7	1904	3	15550	N	N	3704 MEADOW AV N
003	334210	1634	5/1/03	\$235,000	960	960	7	1976	3	5100	Y	N	3103 PARK AV N
003	334210	2650	7/21/03	\$235,000	1020	0	7	1973	5	5400	N	N	1122 N 34TH ST
003	334210	1600	5/14/04	\$255,000	1020	0	7	1972	3	5100	Y	N	1201 N 32ND ST
003	334210	1810	11/10/04	\$318,000	1060	500	7	1976	4	5400	Y	N	1025 N 33RD ST
003	229650	0122	11/30/04	\$285,000	1060	0	7	1967	5	6975	N	N	1409 N 26TH ST
003	334210	1996	10/24/03	\$230,000	1100	0	7	1953	4	8100	N	N	3202 BURNETT AV N
003	183150	0040	10/8/03	\$271,000	1130	0	7	1965	4	9838	N	N	3221 MEADOW AV N
003	334270	0535	8/25/04	\$289,500	1140	0	7	1969	5	7760	Y	N	1317 N 40TH ST
003	334210	2535	5/11/04	\$309,950	1160	550	7	1972	4	5400	Y	N	1001 N 35TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334210	3161	6/29/04	\$285,000	1160	1000	7	1960	4	8081	N	N	1426 N 34TH ST
003	334210	1291	8/12/03	\$285,000	1180	590	7	1974	3	6750	N	N	1015 N 31ST ST
003	183150	0010	10/27/03	\$251,000	1200	0	7	1962	3	9843	N	N	3203 MEADOW AV N
003	334210	0789	6/23/03	\$279,900	1220	590	7	1978	3	5100	N	N	1011 N 29TH ST
003	334210	0510	4/19/04	\$323,000	1260	0	7	1950	4	7140	Y	N	808 N 29TH ST
003	682870	0026	4/27/04	\$799,000	1260	390	7	1930	3	4600	Y	Y	5465 PLEASURE POINT LN
003	229650	0119	4/14/03	\$259,950	1280	630	7	1967	5	7475	N	N	2603 MEADOW AV N
003	334210	3187	1/28/04	\$290,500	1280	0	7	1955	5	11048	N	N	1305 N 34TH ST
003	334210	1270	6/17/04	\$275,900	1290	0	7	1970	5	5670	N	N	929 N 31ST ST
003	229650	0103	4/2/04	\$225,000	1300	0	7	1954	5	8040	N	N	2711 MEADOW AV N
003	334210	1051	12/30/04	\$265,000	1310	0	7	1950	4	8100	N	N	1103 N 30TH ST
003	334210	1885	4/7/03	\$294,800	1310	860	7	1981	3	5400	Y	N	1224 N 32ND ST
003	334210	1182	10/13/04	\$299,950	1360	0	7	1955	5	6480	N	N	1112 N 29TH ST
003	052305	9050	3/27/03	\$226,000	1400	0	7	1957	4	6724	N	N	2717 MEADOW AV N
003	334210	2383	9/24/03	\$250,500	1440	0	7	1958	4	8100	N	N	1213 N 34TH ST
003	334210	3186	10/1/04	\$369,500	1440	0	7	1955	5	11880	Y	N	3314 PARK AV N
003	229650	0118	9/20/04	\$278,000	1490	0	7	1968	4	7475	N	N	1412 N 26TH ST
003	334210	3178	11/29/04	\$376,000	1530	600	7	1963	3	11386	N	N	3402 PARK AV N
003	334330	2390	2/5/04	\$900,000	1560	310	7	1972	5	10710	Y	Y	6615 RIPLEY LN SE
003	334270	0382	4/11/03	\$340,000	1590	1170	7	1968	5	8393	Y	N	3708 LAKE WASHINGTON BL N
003	334210	2425	7/8/03	\$377,500	1700	1700	7	1975	4	10800	N	N	1112 N 33RD PL
003	334330	2120	4/23/03	\$695,000	1710	0	7	1989	3	4700	Y	Y	6236 HAZELWOOD LN
003	334210	0160	7/28/04	\$353,700	1720	0	7	1947	4	5100	Y	N	803 N 33RD ST
003	334210	0160	4/17/04	\$267,950	1720	0	7	1947	4	5100	Y	N	803 N 33RD ST
003	334330	2500	3/23/04	\$975,000	2050	0	7	1959	5	4116	Y	Y	6801 RIPLEY LN SE
003	334270	0492	6/28/04	\$400,000	2080	0	7	1959	4	9000	N	N	3705 MEADOW AV N
003	334210	3204	7/17/03	\$328,426	2280	0	7	2001	3	6500	N	N	1316 N 32ND ST
003	682870	0035	9/18/03	\$875,000	2800	0	7	1992	3	12300	Y	Y	5455 PLEASURE POINT LN
003	334210	0385	10/5/04	\$439,950	1140	750	8	1955	4	9070	Y	N	3010 LAKE WASHINGTON BL N
003	334330	2780	9/2/03	\$685,000	1190	640	8	1977	3	3990	Y	Y	7029 RIPLEY LN SE
003	334210	2971	5/4/04	\$425,000	1380	1000	8	1958	5	9720	Y	N	1002 N 35TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334210	2760	8/15/03	\$439,888	1400	610	8	1979	4	5400	Y	N	905 N 36TH ST
003	334210	2940	8/5/03	\$325,000	1440	0	8	1910	4	8100	N	N	1102 N 35TH ST
003	334210	2245	9/17/03	\$292,500	1510	0	8	1948	4	10200	N	N	902 N 33RD ST
003	334210	2880	10/23/03	\$359,000	1520	940	8	2001	3	5400	N	N	3503 PARK AV N
003	334210	3192	10/22/03	\$355,000	1540	910	8	1981	4	10847	N	N	1401 N 34TH ST
003	334210	2927	7/21/03	\$332,500	1550	900	8	1990	3	5400	N	N	1108 N 35TH ST
003	682870	0010	8/2/04	\$1,050,000	1560	1290	8	1978	4	6316	Y	Y	5483 PLEASURE POINT LN
003	334210	3795	8/24/04	\$950,000	1620	1520	8	1957	4	8800	Y	Y	3217 MOUNTAIN VIEW AV N
003	334270	0530	9/23/04	\$449,000	1740	1010	8	1977	5	19680	N	N	3921 MEADOW AV N
003	334270	0110	11/17/03	\$650,000	1830	0	8	1975	4	2800	Y	Y	3825 LAKE WASHINGTON BL N
003	334210	0150	8/25/04	\$459,900	1850	700	8	1952	4	10200	Y	N	807 N 33RD ST
003	334210	3212	5/24/04	\$515,000	1960	1210	8	1961	5	19275	Y	N	3302 PARK AV N
003	334270	0527	5/19/03	\$280,000	2050	0	8	2000	3	4817	N	N	3915 MEADOW AV N
003	334210	3226	9/9/03	\$365,000	2080	0	8	2001	3	6292	Y	N	3101 MEADOW PL N
003	334210	0370	11/13/03	\$435,000	2090	0	8	2000	3	5100	Y	N	711 N 31ST ST
003	413430	0025	9/15/04	\$995,000	2110	0	8	1951	4	5000	Y	Y	4845 LAKEHURST LN
003	334270	0544	3/13/03	\$270,000	2120	0	8	2000	3	4822	N	N	3930 MEADOW AV N
003	334330	1910	9/28/04	\$870,000	2120	0	8	1963	4	5040	Y	Y	6011 HAZELWOOD LN
003	413430	0075	9/20/04	\$1,050,000	2140	0	8	1987	4	4100	Y	Y	5021 LAKEHURST LN
003	334210	1420	4/28/03	\$310,000	2190	0	8	1990	3	5400	N	N	1116 N 30TH ST
003	334270	0638	5/21/03	\$372,400	2220	0	8	2003	3	5785	N	N	1322 N 39TH ST
003	362915	0080	11/24/04	\$450,000	2230	620	8	1976	5	7606	Y	N	1124 N 38TH ST
003	334270	0550	10/8/04	\$289,000	2270	0	8	2000	3	4621	N	N	3922 MEADOW AV N
003	334210	3224	4/4/03	\$369,950	2310	0	8	2003	3	5573	N	N	3107 MEADOW PL N
003	334210	3228	12/17/03	\$365,000	2310	0	8	2003	3	5573	N	N	3106 MEADOW PL N
003	334210	1275	4/4/03	\$395,000	2340	0	8	2001	3	5700	N	N	935 N 31ST ST
003	334210	3221	7/27/04	\$382,000	2420	0	8	2004	3	8414	N	N	3126 GARDEN AV N
003	334210	3220	3/18/03	\$386,990	2470	0	8	2002	3	4708	N	N	1405 N 32ND ST
003	334270	0482	8/11/03	\$335,000	2470	0	8	1978	4	9669	N	N	1403 N 37TH ST
003	334210	0580	4/9/03	\$549,950	2500	0	8	1957	4	17780	Y	N	2807 BURNETT AV N
003	334210	3232	8/6/03	\$383,415	2540	0	8	2002	3	4806	N	N	1411 N 32ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334210	1330	4/29/03	\$415,000	2570	0	8	2003	3	5370	N	N	1111 N 31ST ST
003	334210	0640	8/13/03	\$469,000	2620	0	8	1996	3	5100	Y	N	929 N 28TH PL
003	334210	1940	6/24/03	\$490,000	2650	0	8	2000	3	5400	N	N	1028 N 32ND ST
003	334270	0636	9/24/03	\$374,950	2660	0	8	2003	3	5187	N	N	1404 N 39TH ST
003	334210	3227	6/16/03	\$399,950	2690	0	8	2003	3	6189	N	N	3100 MEADOW PL N
003	334210	3223	2/28/03	\$390,000	2690	0	8	2002	3	7196	N	N	3111 MEADOW PL N
003	334210	1305	6/13/03	\$449,000	2730	0	8	2003	3	5400	N	N	1035 N 31ST ST
003	334210	1675	6/17/04	\$459,950	2780	0	8	2004	3	5100	N	N	1112 N 31ST ST
003	334210	1325	9/3/03	\$425,000	2790	0	8	2003	3	5370	N	N	1107 N 31ST ST
003	334270	0640	2/21/03	\$414,950	2900	0	8	2003	3	6201	N	N	1328 N 39TH ST
003	334210	1670	7/7/04	\$469,950	3270	0	8	2004	3	5100	N	N	1116 N 31ST ST
003	334210	2759	3/26/04	\$575,000	1800	1750	9	1978	4	10800	Y	N	903 N 36TH ST
003	334210	3133	9/27/04	\$628,900	1960	1150	9	1996	3	8447	Y	N	1309 N 36TH ST
003	413430	0035	8/16/04	\$1,300,000	2160	0	9	1974	5	3450	Y	Y	4855 LAKEHURST LN
003	052305	9024	2/25/03	\$590,000	2240	1870	9	1991	3	9252	Y	N	1325 N 24TH ST
003	413430	0276	12/27/04	\$640,000	2250	0	9	1977	3	9666	Y	N	11211 SE 50TH PL
003	334270	0518	3/24/03	\$324,950	2267	0	9	1998	4	6964	N	N	1426 N 38TH ST
003	334270	0517	4/1/04	\$390,000	2280	0	9	1998	3	6897	N	N	1420 N 38TH ST
003	164450	0160	2/17/04	\$479,000	2290	0	9	2004	3	6450	Y	N	2712 WILLIAMS AV N
003	164450	0440	3/11/04	\$490,000	2320	0	9	2004	3	8972	N	N	1140 N 27TH PL
003	164450	0300	6/20/03	\$625,000	2350	580	9	2002	3	5250	Y	N	912 N 27TH PL
003	164450	0020	3/25/03	\$469,000	2410	0	9	2003	3	5102	N	N	1209 N 27TH PL
003	334210	3134	10/12/04	\$496,000	2470	0	9	1996	3	7451	N	N	1305 N 36TH ST
003	334270	0525	5/17/04	\$425,000	2490	0	9	2004	3	6382	N	N	1405 NE 39TH PL
003	334270	0524	11/19/04	\$519,250	2530	0	9	2001	3	6802	N	N	1411 39TH PL NE
003	164450	0380	9/15/03	\$457,500	2550	0	9	2003	3	5805	Y	N	1104 N 27TH PL
003	164450	0320	8/31/04	\$565,000	2570	0	9	2004	3	5250	Y	N	1008 N 27TH PL
003	164450	0390	8/8/03	\$464,000	2570	0	9	2003	3	5880	Y	N	1110 N 27TH PL
003	334270	0320	8/27/03	\$840,000	2630	560	9	1992	3	2985	Y	Y	3607 LAKE WASHINGTON BL
003	164450	0090	2/21/03	\$560,000	2640	0	9	2002	3	4650	Y	N	11035 N 27TH PL
003	164450	0140	12/2/03	\$619,000	2680	400	9	2003	3	5213	Y	N	1003 N 27TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334210	1635	5/12/03	\$445,000	2710	0	9	2002	3	5100	N	N	1222 N 31ST ST
003	164450	0470	4/26/04	\$539,000	2730	0	9	2004	3	4969	N	N	1212 N 27TH PL
003	164450	0070	5/5/03	\$539,950	2730	0	9	2003	3	6726	N	N	1115 N 27TH PL
003	164450	0290	6/13/03	\$645,000	2800	630	9	2002	3	5509	Y	N	906 N 27TH PL
003	334270	0523	4/28/03	\$465,000	2810	0	9	2001	3	8289	N	N	1321 N 39TH ST
003	164450	0340	6/22/04	\$565,000	2833	0	9	2004	3	5250	Y	N	1020 N 27TH PL
003	322405	9038	1/22/03	\$535,000	2890	0	9	1993	3	35719	Y	N	1312 N 40TH ST
003	164450	0060	10/25/04	\$589,000	2900	0	9	2004	3	8271	N	N	1161 N 27TH PL
003	164450	0330	2/11/04	\$556,000	2900	0	9	2003	3	5250	Y	N	1014 N 27TH PL
003	334210	1300	10/13/04	\$538,925	2960	910	9	2004	3	8100	N	N	1017 N 31ST ST
003	334270	0521	3/3/03	\$486,366	3000	0	9	2001	3	7248	Y	N	1315 N 39TH ST
003	164450	0310	6/23/03	\$590,000	3030	0	9	2002	3	5250	Y	N	1002 N 27TH PL
003	164450	0410	4/21/04	\$542,500	3030	0	9	2001	3	5250	Y	N	1122 N 27TH PL
003	164450	0410	2/21/03	\$490,000	3030	0	9	2001	3	5250	Y	N	1122 N 27TH PL
003	334210	2200	3/4/03	\$489,000	3060	0	9	2003	3	5100	Y	N	1022 N 33RD ST
003	334210	2195	11/10/03	\$500,000	3120	0	9	2003	3	5100	N	N	1028 N 33RD ST
003	334210	2195	2/5/03	\$455,500	3120	0	9	2003	3	5100	N	N	1028 N 33RD ST
003	334210	2442	4/14/04	\$500,000	3180	0	9	2004	3	5404	N	N	1100 NE 33RD PL
003	229650	0138	4/28/04	\$680,000	3350	1460	9	1988	4	35475	Y	N	2415 PARK PL N
003	334210	2441	3/26/04	\$573,888	3480	0	9	2004	3	5404	N	N	1022 NE 33RD PL
003	334330	2090	6/2/04	\$1,200,000	1700	1130	10	2001	3	7000	Y	Y	6224 HAZELWOOD LN
003	334330	1980	5/29/03	\$1,180,000	2080	1230	10	1989	3	5213	Y	Y	6027 HAZELWOOD LN
003	334330	1970	11/29/04	\$1,495,000	2190	1240	10	1989	3	5116	Y	Y	6025 HAZELWOOD LN
003	334330	2110	4/23/03	\$1,030,000	2370	420	10	1989	3	6300	Y	Y	6232 HAZELWOOD LN
003	164450	0240	4/26/04	\$845,000	2470	1380	10	2003	3	6219	Y	N	2707 WILLIAMS AV N
003	164450	0260	6/22/04	\$927,000	3060	1280	10	2003	3	5590	Y	N	2715 WILLIAMS AV N
003	334270	0240	6/22/04	\$1,200,000	2460	950	11	1990	3	3240	Y	Y	3713 LAKE WASHINGTON BL N
003	682810	0085	8/30/04	\$1,310,000	3930	300	11	1997	3	15354	Y	Y	5659 PLEASURE POINT LN
003	334330	2630	1/5/04	\$1,545,000	3000	1500	12	2003	3	4294	Y	Y	6831 RIPLEY LN N
003	334210	3924	6/15/04	\$2,700,000	6020	0	13	2004	3	13120	Y	Y	3009 MOUNTAIN VIEW AV N
006	162405	9300	4/14/03	\$250,000	730	450	6	1912	5	21969	Y	N	4326 LAKE WASHINGTON BL

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006	082405	9229	9/17/04	\$885,000	1580	0	9	1967	4	16117	Y	Y	10843 SE LAKE RD
006	606530	0600	12/6/04	\$540,000	1600	560	9	1973	3	14391	N	N	13 CASCADE KY
006	606530	0570	11/19/04	\$650,000	1680	1250	9	1973	4	15600	N	N	3 SKAGIT KY
006	606530	1040	3/18/04	\$630,000	1780	1130	9	1972	3	15350	N	N	5 SKAGIT KY
006	606530	1080	5/28/03	\$665,000	1880	1410	9	1969	4	14500	N	N	8 SKAGIT KY
006	606530	1170	5/27/03	\$610,000	2080	0	9	1966	5	15757	N	N	26 SKAGIT KY
006	606531	0260	11/13/03	\$725,000	2110	620	9	1977	5	13903	N	N	15 NEWPORT KY
006	082405	9267	12/12/03	\$586,000	2110	2110	9	1966	4	13507	Y	N	11003 SE LAKE RD
006	606530	0100	6/14/04	\$525,000	2210	0	9	1974	3	18242	N	N	20 CASCADE KY
006	606530	0030	3/10/04	\$694,000	2270	840	9	1974	4	17149	N	N	6 CASCADE KY
006	606531	0630	3/26/03	\$650,000	2360	0	9	1977	4	17300	N	N	64 SKAGIT KY
006	606531	1240	7/1/03	\$615,000	2400	0	9	1979	3	16258	N	N	8 TULALIP KY
006	606530	1210	3/12/03	\$575,000	2400	0	9	1969	4	14850	N	N	34 CHELAN KY
006	606530	0750	7/9/04	\$680,000	2420	0	9	1971	4	16500	N	N	7 COLUMBIA KY
006	606531	1010	6/2/04	\$680,000	2470	0	9	1976	4	13500	N	N	13 TULALIP KY
006	606531	0070	11/24/04	\$762,000	2520	0	9	1974	4	14065	N	N	28 GLACIER KY
006	606530	0160	6/30/04	\$675,000	2520	0	9	1972	4	16950	N	N	32 CASCADE KY
006	606531	0910	9/25/03	\$598,000	2580	0	9	1976	4	14252	N	N	24 LUMMI KY
006	606531	1040	5/8/03	\$715,000	2670	0	9	1977	5	13500	N	N	7 TULALIP KY
006	606531	0960	7/14/04	\$830,000	2670	0	9	1975	4	13460	N	N	80 SKAGIT KY
006	606531	0030	12/10/03	\$730,000	2670	0	9	1974	4	17150	N	N	7 NEWPORT KY
006	606531	0090	4/21/03	\$678,000	2690	0	9	1974	4	15340	N	N	44 GLACIER KY
006	606531	0040	9/9/03	\$775,000	2700	0	9	1974	5	19390	N	N	11 NEWPORT KY
006	606530	1250	5/27/04	\$827,950	2800	0	9	1966	5	14300	N	N	42 SKAGIT KY
006	606531	0500	7/27/04	\$830,000	2810	0	9	1974	4	23200	N	N	22 SUCIA KY
006	606531	0140	7/23/04	\$700,210	2840	0	9	1975	4	14037	N	N	56 SKAGIT KY
006	606531	1220	4/4/03	\$705,000	2970	0	9	1978	4	16921	N	N	4 TULALIP KY
006	606531	0930	5/29/03	\$755,000	2980	0	9	1975	5	13550	N	N	32 LUMMI KY
006	606530	0860	11/17/04	\$765,000	2990	0	9	1967	3	15833	N	N	41 SKAGIT KY
006	606531	0870	9/7/04	\$695,000	3000	0	9	1977	4	13675	N	N	10 LUMMI KY
006	606530	0180	5/10/04	\$639,950	3170	0	9	1978	5	13348	N	N	36 DECATUR KY

**Improved Sales Used in this Annual Update Analysis**  
**Area 63**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	606530	0790	11/17/03	\$800,000	3530	0	9	1971	5	15680	N	N	15 COLUMBIA KY
006	607280	0260	8/6/04	\$1,350,000	2900	700	10	1969	3	18900	Y	Y	8 CRESCENT KY
006	606530	1260	6/28/03	\$855,000	2960	860	10	1995	3	15700	N	N	44 SKAGIT KY
006	607280	0225	3/10/04	\$2,238,000	4650	0	11	1991	3	19900	Y	Y	71 CASCADE KY
006	607280	0270	9/29/04	\$2,560,000	5690	0	11	1996	3	19476	Y	Y	12 CRESCENT KY

**Improved Sales Removed from this Annual Update Analysis**  
**Area 63**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	164450	0150	6/15/04	\$1,150,000	BUILDER OR DEVELOPER SALES
003	164450	0190	12/7/04	\$629,990	%COMPLETE
003	164450	0210	9/3/04	\$880,000	%COMPLETE
003	164450	0220	11/5/04	\$858,000	%COMPLETE
003	164450	0270	10/4/04	\$1,120,000	DIAGNOSTIC OUTLIER
003	164450	0410	4/21/04	\$542,500	RELOCATION - SALE TO SERVICE
003	172405	9019	8/14/03	\$4,000	QUIT CLAIM DEED
003	172405	9024	3/19/04	\$1,370,000	DIAGNOSTIC OUTLIER
003	183150	0020	7/31/03	\$205,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	229650	0131	11/20/03	\$489,900	DIAGNOSTIC OUTLIER
003	322405	9045	6/15/04	\$493,800	DIAGNOSTIC OUTLIER
003	322405	9062	11/2/04	\$385,000	DIAGNOSTIC OUTLIER
003	334210	0360	6/1/04	\$420,000	DIAGNOSTIC OUTLIER
003	334210	1110	8/1/03	\$278,000	DIAGNOSTIC OUTLIER
003	334210	1115	8/1/03	\$403,000	DIAGNOSTIC OUTLIER
003	334210	1321	2/23/04	\$104,966	RELATED PARTY, FRIEND, OR NEIGHBOR
003	334210	1920	11/9/04	\$310,000	DIAGNOSTIC OUTLIER
003	334210	1925	11/10/04	\$390,000	SEGREGATION AND/OR MERGER
003	334210	1945	5/25/04	\$260,000	DIAGNOSTIC OUTLIER
003	334210	1980	9/30/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	334210	2115	4/15/03	\$39,332	DOR RATIO
003	334210	2380	9/2/03	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	334210	2441	7/16/03	\$175,000	DOR RATIO
003	334210	2442	7/16/03	\$155,000	DOR RATIO
003	334210	2450	4/23/03	\$20,000	DOR RATIO
003	334210	2785	6/2/04	\$305,000	DIAGNOSTIC OUTLIER
003	334210	2835	9/3/03	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	334210	3135	8/15/03	\$250,000	DIAGNOSTIC OUTLIER
003	334210	3177	6/27/03	\$200,000	% COMPLETE
003	334210	4029	10/7/04	\$1,550,000	DIAGNOSTIC OUTLIER
003	334270	0364	6/30/04	\$2,000	QUIT CLAIM DEED
003	334270	0415	3/20/03	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	334270	0459	7/15/03	\$270,950	DIAGNOSTIC OUTLIER
003	334270	0533	3/29/04	\$270,000	DIAGNOSTIC OUTLIER
003	334270	0537	4/23/03	\$214,950	DIAGNOSTIC OUTLIER
003	334270	0552	1/31/03	\$2,400	RELATED PARTY, FRIEND, OR NEIGHBOR
003	334270	0610	4/24/03	\$220,000	DIAGNOSTIC OUTLIER
003	334270	0620	6/17/04	\$260,000	SEGREGATION IN PROCESS
003	334330	2340	2/9/04	\$1,150,000	IMP COUNT
003	334330	2530	5/6/03	\$535,000	ESTATE ADMINISTRATOR; %COMPLETE
003	334330	2795	7/20/04	\$442,713	RELATED PARTY, QUIT CLAIM
003	334330	2870	12/30/03	\$1,200,500	DIAGNOSTIC OUTLIER
003	334330	3000	8/17/04	\$1,200,000	LACKS REPRESENTATION
003	362860	0035	7/28/03	\$76,334	QUIT CLAIM DEED
003	682810	0020	2/28/03	\$505,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



***Improved Sales Removed from this Annual Update Analysis  
Area 63  
(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	606530	0060	3/13/03	\$163,489	QUIT CLAIM DEED; PARTIAL INTEREST
006	606530	0100	9/8/04	\$730,000	CONDITION CHANGE SINCE SALE
006	606530	0350	1/28/03	\$1,685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	606530	0510	6/27/03	\$1,005,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	606530	0840	1/22/03	\$1,942,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	606530	1370	4/19/03	\$50,000	QUIT CLAIM DEED; DIVORCE
006	606530	1420	7/18/03	\$945,000	DIAGNOSTIC OUTLIER
006	606531	0110	11/5/04	\$780,000	DIAGNOSTIC OUTLIER
006	606531	0120	7/18/03	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	606531	0570	6/1/04	\$857,500	DIAGNOSTIC OUTLIER
006	606531	1080	3/26/03	\$670,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	607280	0315	6/19/03	\$1,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis  
Area 63***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
3	334210	0495	6/1/04	\$185,270	5100	Y	N
3	334210	0495	10/22/04	\$250,000	5100	Y	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 63***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	052305	9062	4/2/03	\$265,000	TEAR DOWN FOR 2 LOT SHORT PLAT
3	334330	2130	10/24/03	\$650,000	TEAR DOWN



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
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Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)

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**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 31, 2005  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2005 Revaluation for 2006 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr